

Burland Summer Home Complex, Summer House  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
East Side of State Highway 84  
Island Park Vicinity  
Fremont County  
Idaho

HABS No. ID-100-A

HABS

ID.

22-1LPA.V,

1-A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Western Region  
Department of Interior  
San Francisco, California 94102

HISTORIC AMERICAN BUILDING SURVEY

BURLAND SUMMER HOME COMPLEX,  
SUMMER HOUSE

HABS No. ID-100 -A

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ID,  
22-ILPA.V,  
1-A-

(Capitolo-Rinetti Summer Home Complex, Summer House)

Location:

The complex is located at Big Springs on the east side of State Highway 84 (Forest Service Road 59), 7 miles east of the intersection of State Highway 84 (Forest Road 59) and U.S. Highway 20 in the Island Park Vicinity, Fremont County, Idaho.

U.S.G.S. Island Park Quadrangle (7.5)  
Universal Transverse Mercator Coordinates:  
12.479800.4927200

Present Owner:

U.S. Forest Service  
U.S. Department of Agriculture  
St. Anthony, Idaho 83445

Present Use:

Vacant. The cabins are planned for relocation within the Island Park area in June, 1988.

Statement of  
Significance:

The Burland/Capitolo-Rinetti Summer Home Complex is architecturally and historically significant for its representation of the Rustic Cabin Style and its association with the development of one of Idaho's early recreation areas. Built in 1925 by William H. Burland, the complex was one of the first recreational residences in the Island Park region. The log cabins are constructed in the Rustic Style developed in nearby Yellowstone and other National Parks and used by early Idaho vacation homes.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The Burland Summer Home Complex was constructed in 1925 following the issuance of a summer home permit to William H. Burland by the Targhee National Forest.
2. Architect: Not known.
3. Original and subsequent owners: The original owner of the complex was William H. Burland, a St. Anthony, Idaho, merchant and early State game warden. Burland sold the buildings and transferred his special use permit to Francesco Capitolo and Cesare Rinetti in 1933 (2720 File Letter 12-22-33). The permit was then transferred to Milton Lee and Andrew Brennan in 1954 while ownership was retained by Capitolo and Rinetti. The permit was transferred to Andrew Brennan and Iolanda Rinetti Brennan in 1975 through a Quitclaim by Milton L. and Rosemary B. Lee in 1975 (Quitclaim Deed 11-30-74 Portland, Oregon).
4. Builder, contractor, suppliers: The builder of these structures is unknown. The logs used for construction are locally available lodgepole pine.
5. Original plans and construction: The Burland Summer Home Complex consists of two single-story log structures and a single occupancy outbuilding.

The summer house and guest cabin were originally one-room horizontal log structures. The logs are round and unhewn and connected by saddle notching. The log heads extend well beyond the corner timbers. The walls are chinked with a cement, lime and sand mixture on both the interior and exterior. Both structures have gabled roofs supported by log purlins and pole rafters that are exposed on both the interior and exterior. The roofs are covered in wood shingles.

6. Alterations and additions: After the complex was purchased by Capitolo and Rinetti in 1933, they engaged Johnny Sack, a noted craftsman, to make additions to both cabins. In 1934, Sack added a kitchen to the rear of the summer house.

(continued)

BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 3)

6. Alterations and additions (continued):

The kitchen, also of horizontal log construction, measures 14' x 13' and adjoins the summer house on the rear or east side upslope. While the roof level was maintained to correspond with the original structure, because of the ground slope the kitchen was elevated in step fashion relative to the main floor. This resulted in the rear kitchen wall being 16" shorter in height and the need for an elevated roof section over the kitchen entrance door on the north side.

B. Historical Context:

Big Springs is a unique geological feature that is the source of one of the tributaries of Henry's Fork. It is listed on the National Registry of Natural Landmarks and has long been a spot of public interest in the region. Big Springs and the surrounding Island Park area were developed as vacation and summer home areas at the turn of the twentieth-century. One of the first summer home permits issued by the Targhee National Forest in this area was to William H. Burland. A St. Anthony, Idaho merchant, Burland obtained the permit in 1924 and built the cabins the following year. Also an early Idaho game warden, Burland used the site for his conservation work in the Island Park area.

The Burland cabins are representative of the development of one of Idaho's major recreation areas. The Rustic Style of architecture expressed in the Burland cabins was developed in nearby Yellowstone National Park and used extensively in Idaho for early vacation homes.

PART II. ARCHITECTURAL INFORMATION

- A. General Statement: The Burland cabins are single-story, rectangular, single-pen log structures. The summer house measures 41'-6" x 14'-0" and is divided into three sections consisting of a main room, a kitchen and a front porch.
1. Architectural character: The Burland cabins are representative of the Rustic Style of architecture developed in nearby Yellowstone National Park. This style was transplanted into eastern Idaho in the early twentieth-century within the context of recreation homes.
  2. Condition of fabric: Overall, the condition of the cabins is fair.

BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 4)

B. Description of Exterior:

1. Overall dimensions: The summer house is a rectangular one-story log structure measuring 14'-0" x 41'-6". It is composed of a main room, kitchen and front porch. The main room is centrally located and measures 14'-0" x 20'-0". The kitchen adjoins the main room on the east and measures 14'-0" x 13'-0". The porch measures 14'-0" x 8'-6" and adjoins the main room on the west, facing Big Springs.
2. Foundations: The foundations of both cabins consist of sill logs that extend below the ground surface on the eastern or upslope side. Concrete piers support the sill logs on the western or downslope side of both cabins. All portions of the sill logs of both cabins that extend below grade show evidence of deterioration due to moisture accumulation.
3. Walls: The walls of both cabins are composed of horizontal lodgepole pine logs connected by saddle notching. The logs are rounded and unhewn and chinked with cement. The log heads extend well beyond the corner timbers. The wall logs of the summer house that extend below the ground surface on the eastern end of the structure, however, are severely deteriorated. The chinking is in fair to good condition.
4. Structural system, framing: Both cabins contain gabled roofs supported by log ridgepoles and purlins and pole rafters. The roofs have projecting eaves with exposed rafters and purlins. In the summer house, the purlins are supported at four points by vertical log midsupports from each purlin to a central tie beam. The tie beam is then supported by two vertical logs that extend from the floor.

Both cabins contain hardwood plank floors that are supported by joist systems that run perpendicular to the sill logs. There are indications, however, that a secondary joist system exists in the summer house. This system, while not structurally visible, likely runs parallel to the sill logs. It was evidently created for added support to a sagging floor in the main room resulting from a deteriorated sill log and joist ends (Walters and Cooper 1986: 8).

5. Porches, stoops, balconies, bulkheads: Both cabins contain screened porches on the west ends of the structures facing Big Springs. The porches consist of low walls four logs high with vertical logs extending from the top log to the eave beam and plate logs. Screening is attached to the vertical logs.
6. Chimneys: None. Both cabins were heated by wood burning stoves.

BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 5)

7. Openings:

a. Doorways and doors: The summer house has two doorways which lead to the exterior. One doorway, located off-center on the southern wall of the porch, consists of a five-panel single leaf door.

The other doorway consists of a plain vertical board door located off-center in the northern wall of the kitchen.

b. Windows and shutters: The windows in both cabins are four pane, horizontal sliding sash with plain board trim. In the summer house, windows are located at the centers of the north, south and west walls of the main room and the north and south walls of the kitchen. The windows of both cabins have removable roughly constructed 3/4" x 6" plank shutters that are hinged at the top. The window trim and shutters of both cabins are painted green.

8. Roof:

a. Shape, covering: The roofs of both cabins are simple gables of log purlins and pole rafters. The roofs are covered by 1" x 6" sawed planks laid perpendicular to the rafters and covered in wood shingles painted green.

b. Cornice, eaves: Both cabins have projecting eaves with exposed rafters.

C. Description of Interior:

1. Floor plans: The summer house is a rectangular, single pen structure of horizontal log construction measuring 14'-0" x 41'-6". The main room measures 14'-0" x 20'-0" and the kitchen, which adjoins the main room on the east, measures 14'-0" x 13'-0". The screened porch measures 14'-0" x 8'-6".

2. Stairways: None.

3. Flooring: Both cabins contain narrow hardwood floors laid north to south. The floors of the kitchen and main room of the summer house are partially covered in a deteriorated vinyl product. The floors of both cabins are heavily worn and are in poor to fair condition.

4. Wall and ceiling finish: The interior walls and ceiling of both cabins are rustic and unfinished.

BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 6)

5. Openings:

a. Doors: The summer house has two interior entranceways. One opening, which lacks a door, connects the kitchen and main room. The trim is plain and flat. A doorway connecting the porch and main room is off-set on the west wall of the main room. It consists of a five panel door with flat door head and plain trim painted green.

b. Windows: The windows of both cabins have flat window heads with plain trim painted green.

6. Decorative features and trim: The summer house contains two wood and screen ice boxes on the north exterior wall that were used to preserve food prior to the availability of electricity at Big Springs.

7. Hardware: The hardware found in both cabins may be characterized as both sparse and simple. The vertical board doors on the north wall of the kitchen of the summer house and the north wall of the porch of the guest cabin both contain key operated, horizontal rim locksets. The backset with hub and keyhole and cast iron lock cases and strikes are located on the inside of the doors. A round steel escutcheon and steel key plate are located on the exterior. The door knobs are plain round steel. Both vertical board doors are hinged with two broad two hole hinges made of brass. All of the three panel doors in the two cabins contain plain steel keyhole door plates and plain round knobs. The hinges are broad three hole steel. The remaining hardware consists of a common steel door pull on the screen door and two steel sash hangers located above each window of both cabins and above the screened openings of the porch of the guest cabin.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: The summer house was heated by a wood burning stove located off the east wall of the main room. A wood burning cooking stove was located off the west wall of the kitchen.

b. Lighting: Simple, electrical lighting fixtures are hung from the purlins in the kitchen, main room and porch of the summer house.

BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 7)

c. Plumbing: Plumbing exists only in the kitchen of the summer house. This consists of one-inch galvanized pipe hung along the northern wall of the kitchen that once connected a sink to the head of a spring in the hillside approximately 100 meters to the north.

9. Original furnishings: The cabins contain no furnishings. The original furnishings are unknown.

D. Site:

1. General setting and orientation: The Burland Summer Home Complex is located on the toe of a steep slope overlooking Big Springs of Henry's Fork of the Snake River. The low linear profile of the cabins projects from the hillside with screened porches, elevated by concrete piers on the downslope side, facing west toward the spring. The eastern slope is covered in lodgepole pine forest and rises sharply above the site.

The complex is accessed by a narrow unimproved road that branches off of Forest Road 59 south of the springs. Big Springs is a unique geological feature that is the source of one of the tributaries of Henry's Fork. It has long been, and continues to be, a spot of public interest in the region.

2. Historic landscape design: The cabins are located on natural landscape and lack artificial designs.
3. Outbuildings: A small log outbuilding, used as a toilet facility, is located slightly upslope and between the two cabins. There is severe deterioration in the lower half of the walls. The only opening is a door located on the north side which is no longer operable (see photo ID-100-C-1).



PART III. SOURCES OF INFORMATION

D. Bibliography:

1. Primary and unpublished sources:

U.S. Department of Agriculture, Forest Service, Targhee National Forest.  
File 2720 "Special Use Permits". Francesco Capitolo and Cesare Rinetti.  
December 22, 1933.

U.S. Department of Agriculture, Forest Service, Targhee National Forest.  
File 2720 "Special Use Permits". Andrew J. and Iolanda R. Brennan. July  
4, 1954.

U.S. Department of Agriculture, Forest Service, Intermountain Region.  
Preliminary Case Report, Removal, Burland/Rinetti-Capitolo Summer Home,  
Island Park Vicinity, Targhee National Forest, Fremont County, Idaho.  
Submitted to The Advisory Council on Historical Preservation. March 24,  
1986.

Walters, Frederick L. and David A. Cooper. 1986. Conservation Assessment,  
Burland/Rinetti-Capitolo Summer Home Complex, Big Springs, Idaho. For  
Idaho State Historic Preservation Office.

2. Secondary and published sources:

Wilson, Mary. 1984. Log Cabin Studies. U.S. Department of Agriculture,  
Forest Service, Intermountain Region, Ogden, Utah, Cultural Resources  
Report No. 9.

PART IV. PROJECT INFORMATION

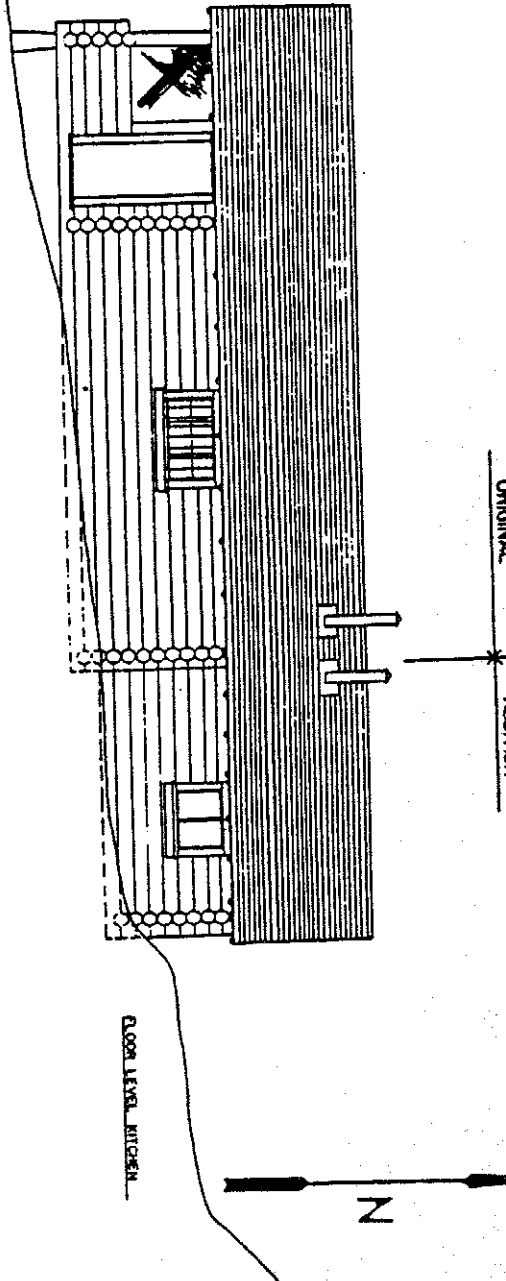
The cabins comprising the Burland/Capitolo-Rinetti Summer Home Complex will be relocated under the relocation stipulation of the Memorandum of Agreement among the USDA Forest Service, Idaho Historic Preservation Officer, and the Advisory Council on Historic Preservation. The cabins were offered for acquisition and relocation to the public under competitive bid on October 1, 1987. Relocation is planned for June 1, 1988. The cabins will be relocated within the Big Springs Summer Home area on Lot No. 7, southeast and downstream of the present location.

The purpose of this removal dates to August 11, 1959 when Forest Supervisor Gordon Watts notified summer home permittees in the Big Springs area that eventual removal of those summer homes was planned in order to expand public recreational facilities and to make the area more available for general public use. This decision was supported in the June 25, 1979 Environmental Assessment of the Big Springs Recreation Composite Area which called for control of soil erosion and damage to riparian areas. In 1980, Big Springs was placed on the National Registry of Natural Landmarks which supported the previous objectives of dispersed recreation in a natural setting.

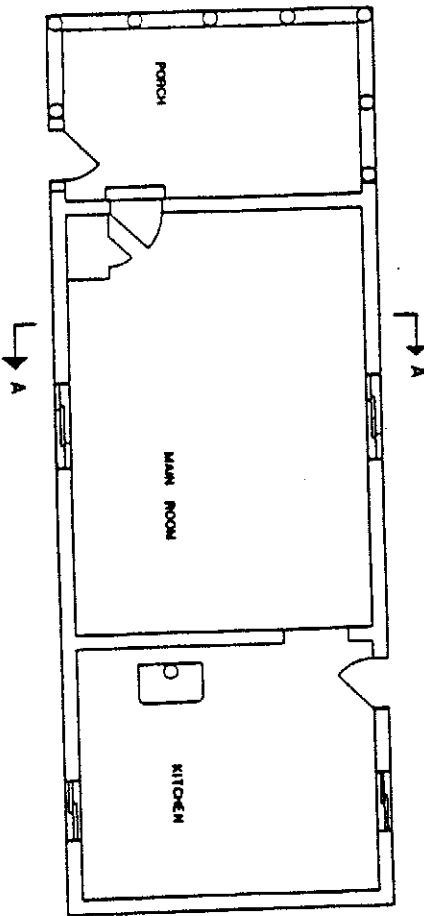
BURLAND SUMMER HOME COMPLEX, SUMMER HOUSE  
(Capitolo-Rinetti Summer Home Complex, Summer House)  
HABS No. ID-100-A (Page 9)

Written documentation for the Burland/Capitolo-Rinetti Summer Home Complex was compiled by Charles G. Willingham, Archaeologist, Targhee National Forest, P.O. Box 208, 420 N. Bridge Street, St. Anthony, Idaho 83445. Photographic documentation was completed by Brian Brown, Western Photo, 343 Park Ave., Idaho Falls, Idaho 83401.

FLOOR LEVEL MAIN ROOM  
FLOOR LEVEL PORCH

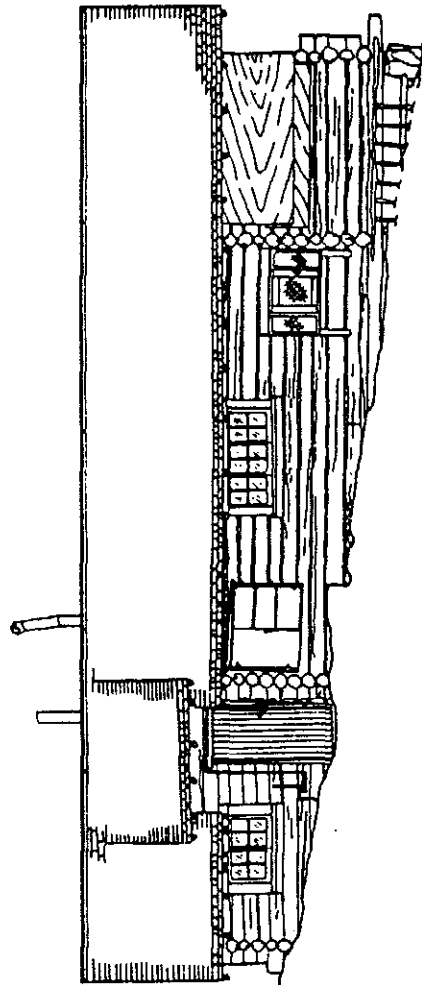


SCALE -  $\frac{1}{4}$ " = 10'

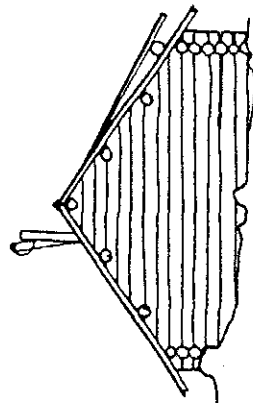


The diagram shows a 100-meter race track with lane markings. The track is divided into four lanes, numbered 1, 2, 3, and 4 from left to right. The distance of 100 meters is indicated by a bracket on the left side of the track. The word 'METERS' is written below the track. The word 'FEET' is written above the track, with a bracket indicating the distance of 100 feet. The word 'METERS' is also written below the track, with a bracket indicating the distance of 100 meters.

BURLAND SUMMER HOME COMPLEX , SUMMER HOUSE  
 (Capitolo-Rinetti Summer Home Complex , Summer House )  
 HABS No. ID-100-A (Page 11)

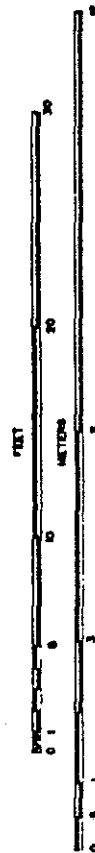


NORTH ELEVATION



EAST ELEVATION

SCALE 1/4" = 1'-0" 1:48



PHOTOGRAPHED SEPTEMBER 1967 WITH A  
 NASSERLAD 500 EL/M CAMERA (5/8 LITE 3008)  
 PLOTTED ON A LUST ANALOG ANALYTICAL SYSTEM  
 BY STEVEN WHWARD

DESIGNED BY STEVEN WHWARD 1967

U.S. DEPARTMENT OF AGRICULTURE  
 FOREST SERVICE  
 REGION 2 PHOTOGRAPHY FOR  
 TARGHEE NATIONAL FOREST

NAME AND LOCATION OF STRUCTURE

LOG CABIN

BIG SPRINGS NO. BLDG. - TARGHEE NF. - MACKS INN VICINITY - FREMONT COUNTY - IDAHO

REPORT NO.

DATE